



FLAT 10, 82-90 OLD CHRISTCHURCH ROAD  
BOURNEMOUTH  
Dorset, BH1 1LR

£1,100 PCM

[goadsby.com](https://www.goadsby.com)

# TOWN CENTRE TWO DOUBLE BEDROOM MODERN MAISONETTE

- Spacious Two Bedroom Apartment
- Town Centre Location
- Offered Furnished with White Goods
- Modern Throughout
- EPC Rating - Band B



Energy Efficiency Rating	
Current	Potential
B1	B1

A: 85-92  
 B: 69-84  
 C: 54-68  
 D: 39-53  
 E: 23-38  
 F: 9-22  
 G: 1-8

England & Wales  
 EU Directive 2002/91/EC  
 www.epc4u.com

Reference: 837227

Deposit Amount - £1269.23  
Council Tax - Band B

**Furnishing:** Furnished

**Heating Type:** Gas fired hot water radiators

**Parking:** No Parking

**Utilities:**

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

**Drainage:** Mains Supply Drainage

**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

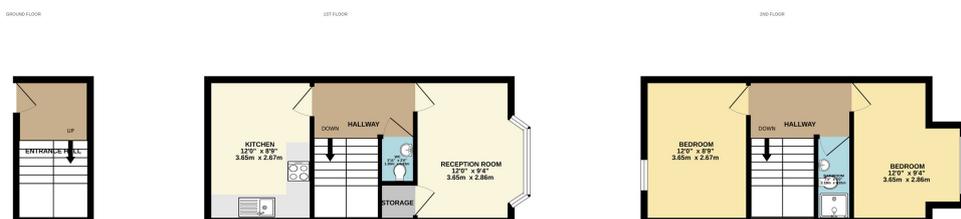
**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** For more information refer to  
[gov.uk](http://gov.uk), check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

Located in the centre of Bournemouth Town, this spacious and modern two double bedroom split floor apartment is offered to the market furnished with white goods. Close to local shops, restaurants and award winning beaches.

Please note the landlords for this property will require a holding deposit up to a maximum of one weeks rent.

This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).



This Floor Plan is for guidance only and is NOT to SCALE  
Made with Metropix ©2024

**PLEASE NOTE:**

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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